Karen Johnson Davidson County
Batch# 976599 DEEDWARR
03/03/2023 10:27:14 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20230303-0015309

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230243587

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GRF-22-314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2023.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission

Notary Public

My Commission Expires: 07/09/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nashville Skyline, LLC 314 Boxmere Place Nashville TN 37215	New Owner 6223 Waters Edge Dr. Covington, GA 30014	Tax Parcel ID No. 131 06 0E 314.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meaghan Bizzell, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nashville Skyline, LLC, an Ohio Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 314 together with the appurtenant interest in the common elements of Burton Hills, Village of Boxmere, Phase I, a condominium, a Horizontal Property Regime established by Master Deed of record in Book 6666, Page 749, amended in Book 6824, Page 308; Book 6908, Page 738, Book 6911, Page 831, Book 6921, Page 226 and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned First Amendment to the Master Deed and being located upon Tract 7 on the Plan of Burton Hills, of record in Book 6250, Page 649, as amended in Book 6900, Page 34, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Meaghan Bizzell, single woman, by Warranty Deed from Edmund Hadley III and Margaret Hadley, husband and wife, of record in Instrument No. 20190502-0040957, in the Register's Office of Davidson County, Tennessee, dated April 25, 2019 and recorded on May 02, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burton Hills, as recorded in Plat Book 6250, Page(s) 649 and amended in Plat Book 6900, Page 304.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Burton Hills, Village of Boxmere, Phase I Condominium of record in Book 6666, Page 749, as amended by instrument(s) of record in Book 6824, Page 308, Book 6908, Page 738, Book 6921, Page 226, as amendment to bylaws in Book 6911, Page 831, Amended and Re-stated Bylaws in Instrument No. 20100401-0024317; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188 and Book 9882, Page 733.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Book 6326, Page 588.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3702, Page 250 and Book 4298, Page 491.

Easement recorded in Instrument No. 20140902-0079895.

Agreements as set forth in instrument recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416.

This is improved property located at 314 Boxmere Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2023.

Meaghan Bizzell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Meaghan Bizzell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2023.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026